

**PLANNING AND ZONING COMMISSION
REGULAR MEETING AGENDA**

**Monday, July 25, 2005
7:00 PM**

**TOWN HALL ANNEX BUILDING
57 MAIN STREET, ELLINGTON, CT**

I. CALL TO ORDER:

II. PUBLIC COMMENTS:

III. PUBLIC HEARINGS:

1. #Z200522 – Pioneer Builders of Ellington, Inc. for site plan approval and special permit for a 49-unit Age Restricted Cluster Housing Development on property located at 22 Maple Street, APN 073-014-0000 & 58 Maple Street, APN 073-017-0000 in an ARCH Zone.
2. #Z200508 – Cumberland Farms, Inc. for site plan approval and special permit for improvements to an existing gas station and convenience store on property located at 5 Wapping Wood Road, APN 009-026-0000 in a C Zone.
3. #Z200529—Development Services, LLC for site plan approval and special permit for an Age-Restricted Cluster Housing Development on properties located on Windermere Avenue, APN 017-024-0000 & 018-003-0000 in an ARCH Zone.
4. #Z200523 – William Savvidis for a site plan modification and special permit for a patio on property located at 87 West Road, APN 028-017-0000 in a C Zone.
5. #S200506—Heather Hollay Farr for a 2 lot subdivision on property located at 156 Crystal Lake Road, APN 095-021-0000 in an AA Zone.
6. #S200507—Joseph MacVarish for a 2 lot resubdivision on property located at 264-266 Crystal Lake Road, APN 083-018-0000 in an AA Zone.
7. #Z200530—Martine Milam for a special permit for a hair salon in an existing building on property located at 117 West Road, APN 037-009-0000 in a PC Zone.

IV. UNFINISHED BUSINESS:

1. #S200502 – Development Services, LLC for a 20 lot subdivision on property located at 33 Newell Hill Road, APN 127-014-0000 in an RA Zone. (Continued from the June 27, 2005 meeting)
2. #Z200519 – Development Services, LLC for a special permit for three rear lots within a 20 lot subdivision on property located at 33 Newell Hill Road, APN 127-014-0000 in an RA Zone. (Continued from the June 27, 2005 meeting)

3. #S200504 - Capstone Builders for a 9-lot subdivision on property located at 14 South Road, APN 111-008-0000 in an RA Zone. (Continued from the June 27, 2005 meeting)
4. #Z200518 – Capstone Builders for a special permit for one rear lot included within a proposed 9 lot subdivision on property located at 14 South Road, APN 111-008-0000 in an RA Zone. (Continued from the June 27, 2005 meeting)
5. #S200503 – Angel Trace, LLC for a 20 lot subdivision on properties located on Crystal Lake Road and 94 Crystal Lake Road, APN 110-018-0000 & 109-009-0000 in an RA Zone. (Continued from the June 27, 2005 meeting)
6. Staff request for direction regarding proposed monument signs with in single family subdivisions. (Staff memo dated 5/17/05)
7. Discussion with Jim Gage regarding open space fee-in-lieu. (Letter to Matt Davis from James Gage dated 5/25/05)
8. Discussion: Land Use Permit Fee Modifications.

V. NEW BUSINESS:

1. #Z200527 – Landmark Surveys, LLC for a site plan approval for a car dealership on property located at 450 Somers Road, APN 162-001-0000 in an I Zone.
2. #Z200526 – Town of Ellington for a site plan modification and a CGS 8-24 Review for improvements to the Ellington High School and Grounds.
3. #Z200528 – Delta Building Corp. for a site plan modification for an addition to St. Luke's church and associated improvements on property located at 141 Maple Street, APN 063-024-0000 in an A Zone.
4. #Z200532 – Church of Jesus Christ of Latter Day Saints for site plan approval for expansion of the parking lot on property located at 2 Maple Street, APN 073-012-0000 in a PC Zone. (RECEIPT ONLY)
5. #Z200533 – Cornerstone Ellington, LLC for a modification of site plan approval to revise grading to eliminate retaining wall, modify entrance to conform to Department of Transportation comments and modify landscaping plan on property located on West Road, APN 037-005-0086 in a PC Zone. (RECEIPT ONLY)
6. Request for a 90-day extension to file mylars for the Crestwood Estates IV Subdivision (#S200412 – Ellsworth Lane & Benjamin Drive)
7. Request for a 30-day extension to file mylars for the Ryefield Estates Subdivision (#S200407—Crane Road).
8. CGS 8-24 Review: Zimmerman Way and Abbott Road to allow for the Board of Selectmen to accept the roads. (#S200405--Zimmerman Subdivision)
9. CGS 8-24 Review: Donation of Land on Sadds Mill Road to the Town of Ellington from the State of Connecticut.

VI. ADMINISTRATIVE BUSINESS:

1. Appointments to CRCOG Regional Planning Commission.

2. Memo to Planning & Zoning Commission from Matt Davis regarding appraisers.
3. Determination by PZC if they would like to have a discussion with Keith Ballasy regarding re-zoning at 298 Somers Road.
4. Determination by PZC if they would like to have a discussion with Bill Freeman regarding the sidewalk at Chasseral Meadows.
5. Approval of June 27, 2005 Meeting Minutes.
6. Correspondence:
 - a. Letter from DEP to DOT dated 6/27/05. (Drainage Maintenance Plan)
 - b. THE HABITAT, Spring 2005.

VII. ADJOURNMENT: